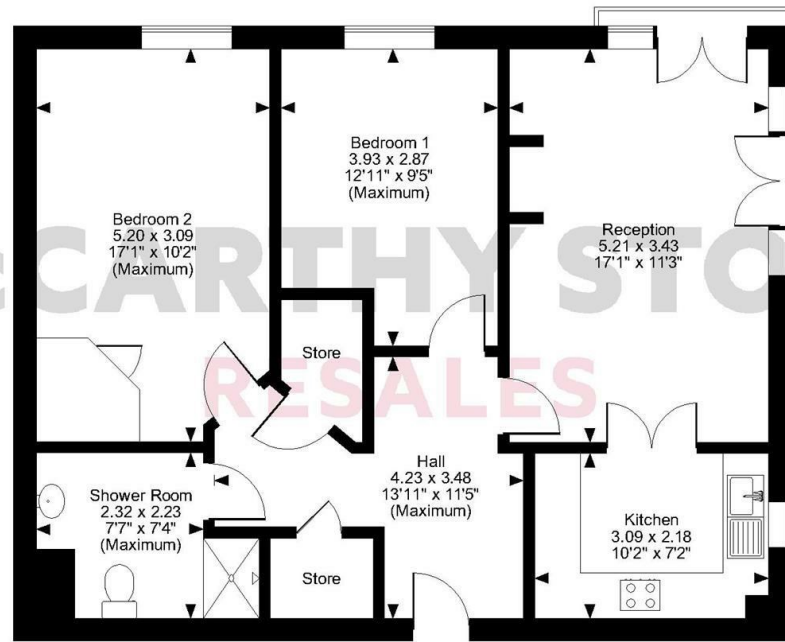
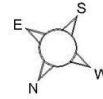


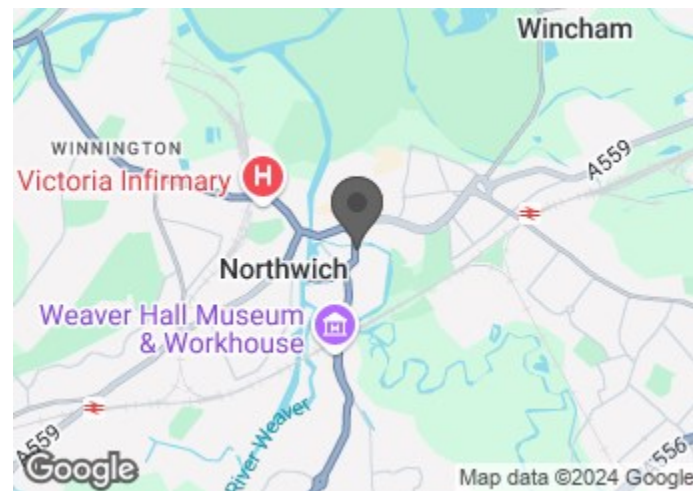
ChesterWay, Northwich
Approximate Gross Internal Area
780 Sq Ft/73 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

55 MARBURY COURT
CHESTER WAY, NORTHWICH, CW9 5FQ



WELL PRESENTED two bedroom THIRD FLOOR apartment with EXTENSIVE Views over the river and surrounding areas, MARBURY COURT is a development for the over 70's, there is a Waitrose supermarket on its doorstep, there are also communal facilities and its IN-HOUSE RESTAURANT, the development also benefits from a STUNNING ROOF TERRACE and within easy reach of local amenities.

PRICE REDUCTION

ASKING PRICE £279,500 LEASEHOLD

For further details, please call **0345 556 4104**

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CHESTER WAY, NORTHWICH

SUMMARY

Marbury Court is a development of 57 one and two bedroom Retirement Living PLUS (formally Assisted Living) apartments on Chester Way, part of the River Weaver Northwich Marina complex.

This Retirement Living Plus development has staff on-site 24 hours a day, a qualified care team, and a table service restaurant serving freshly prepared meals. One hour of domestic assistance per week, per apartment, is already included in the service charge. However, should extra assistance be required, you can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. Unlike in a traditional care home environment, you will only pay for the care and assistance you need. The site has a homeowners' lounge for meeting with friends and neighbours. There is also a guest suite giving your guests the option of extending their stay (charges and availability TBC by the Estates Manager).

It is a condition of purchase that residents must meet the age requirement of 70 years of age or above.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors to 2 walk-in storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

LIVING ROOM

Spacious lounge benefiting from a corner aspect and Juliet balcony with fantastic views over the river, with an

additional window making this room bright and airy. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Leading into the kitchen.

KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC window with a river view.

MASTER BEDROOM

Spacious master bedroom with superb river views. This room also benefits from a walk-in wardrobe housing rails and shelving and additional walk in storage room. Ceiling lights, TV and phone point.

BEDROOM TWO

Double second bedroom with a view towards the river. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

2 BEDROOMS £279,500

- Buildings insurance
 - Service charge £14,068.42 per annum (for financial year end 01/10/2025)
- The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

LEASEHOLD INFORMATION

Lease length: 125 years
Ground rent: £510 per annum
Ground rent review: Jan-30

